

**2011 Comprehensive Plan & Zoning Review
BRUNSWICK REGION - PROPERTY OWNER REQUESTS
October 12, 2011**

CASE INFORMATION	PROPERTY	Existing	Requested	FCPC	BOCC	Staff Comments
CASE # CPZ11-BR-01	TAX MAP: 92	COMP PLAN	Ag/Rural and Natural Resource	Rural Residential		Previous Comp Plan: Low Density Residential and Resource Conservation Previous Zoning: R-1 25.7 acres of this property is in Rosemont. Rezoned from R-1 to A and was removed from Brunswick growth area in the 2010 Plan update. Rural residential is equivalent comp plan designation for R-1 zone outside the growth area and without water or sewer designation. Subdivision application for Ag cluster currently in process.
APPLICANT: A. David Demiray	PARCEL: 20, 15					
	ACRES: 50.9, 201.96	ZONING	A	R-1		
	LOCATION: MD 180 and MD 79 (Petersville Rd.) just north of Rosemont					
CASE # CPZ11-BR-02	TM: 84	COMP PLAN	Ag/Rural	Low Density Residential		Previous Comp Plan: Low Density Residential Previous Zoning: R-1 Rezoned from R-1 to A and removed from growth area in 2010 Plan update. Staff would support R-1 zoning with the Rural Residential plan designation, which would be more compatible with surrounding development.
APPLICANT: J. Ingram & Sons, Inc.	P: 56					
	ACRES: 52.6	ZONING	A	R1/R3		
	LOCATION: n/s Mountville Road south of Jefferson					
CASE # CPZ11-BR-03	TAX MAP: 84	COMP PLAN	Village Center	General Commercial (or Mixed Use Development)		Previous Comp Plan: Village Center Previous Zoning: Village Center There was no change in zoning or designation on this property from the 2010 Plan though a request for a portion of the parcel from VC to GC was considered, but not approved. The site and surroundings have characteristics that are appropriate to maintaining the VC zoning.
APPLICANT: Jefferson Village Center LLC	PARCEL: 65					
	ACRES: 9.41	ZONING	VC	GC (or MX)		
	LOCATION: MD180 and Holter Road					
CASE # CPZ11-BR-04	TM: 83	COMP PLAN	Ag/Rural	General Commercial		Previous Comp Plan: Highway Service Previous Zoning: GC Was rezoned from GC to A in the 2010 Plan update.
APPLICANT: James V. Carone, et al, Trustees for the Carone Family Trust	P: 39					
	ACRES: 8.6	ZONING	A	GC		
	LOCATION: MD 180 at US 340 interchange west of Jefferson					
CASE # CPZ11-BR-05	TAX MAP: 92	COMP PLAN	Low Density Residential	Low Density Residential		Previous Comp Plan: no change from 2010 Plan Previous Zoning: R-1 Ag zoning is applied to prevent development in the County and encourage development in the City through annexation. Property is in the Brunswick Growth Area, has a residential designation. Zoning should remain A to facilitate annexation into the City of Brunswick.
APPLICANT: Brian Quinlan	PARCEL: 25					
	ACRES: 36.17	ZONING	A	R-1		
	LOCATION: south side MD 464 just east of Brunswick					

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CASE # CPZ11-BR-06	TM: 84	COMP PLAN	Low Density Residential	Low Density Residential		Previous Comp Plan: Low Density Residential Previous Zoning: R-3 Request minor expansion of R-3 200 feet to the north to match Low Density Residential plan designation. Will not increase lot yield from 198 lots currently approved. Request would expand R-3 zoning by 8 ac.
APPLICANT: Jefferson Valley LLC	P: 120					
	ACRES: 138	ZONING	A - 74 acres R-3 - 54 acres VC - 10 acres	A - 66 acres R-3 - 62 acres VC - 10 acres		
	LOCATION: north side MD 180 at Broad Run Rd.					
CASE # CPZ11-BR-07	TAX MAP: 84	COMP PLAN	Ag/Rural	Low Density Residential		Previous Comp Plan: Low Density Residential, Ag/Rural Previous Zoning: A, R-3 All of the R-3 zoning was removed in 2010 Plan and northern portion of the parcel was removed from the growth area. Staff supports including entire parcel in the growth area as LDR and would not object to the R-3 zoning. Staff also recommends application of R-3 zoning to adjacent parcel to the southwest (map 84 parcel 196) to avoid a discontinuity in development.
APPLICANT: William Long Jr. and Virginia Jones	PARCEL: 69					
	ACRES: 43.72	ZONING	A	R-3		
	LOCATION: n/s MD 180 west of Broad Run Road					